



Mason Conservation Commission DRAFT Minutes

April 13, 2020, 7:00 PM to 9:35 PM

This meeting was held electronically using the Town of Mason Zoom account under authority of the Governor Sununu's Emergency Order #16 temporarily modifying the requirements for public access to meetings under RSA 91:A. Pete McGinnity, Selectman, acted as host. The Right-to-Know Law meeting checklist was followed.

Attendance by roll call:

- **Chuck Andersen – present**
- **Barbara DeVore – present** (after the PLC hearing)
- **Bob Dillberger – present**
- Anna Faeillo – absent
- **Liz Fletcher – present**
- **Bob Larochele – present**
- **Lundy Lewis – present**

Alternates:

- **Matt Robinson-Liu – present**
- **Ann Moser – present**
- **Rob Doyle – present**
- Charlie Lanni – absent
- Rosanna Nadeau – absent
- **Chris Pratka – present**

Members of the public attending: Pete McGinnity, Garth Fletcher, Tom Jones (PLC), Dane Rota, Charlie Moser, Neil Afran, Craig Fifield.

Liz moved we accept February 2020 minutes as amended. Ann seconded. Bob D: aye, Chuck: aye, Lundy: aye, Ann: aye, Liz: aye. The motion passed.

Liz noted we need to send Brenda a corrected copy of our Feb. minutes showing the correct amount to be paid to Lamarre Concrete Products. Brenda apparently has a draft copy showing an incorrect amount.

Liz moved that we pay **Drescher & Dokmo, P.A. \$369.00** for services related to PLC's Nissitissit Headwaters Project. Bob D expressed concern about the charge for a written opinion regarding acquiring fee interest in the parcel; that was not the question that we posed to Attny. Drescher and indeed we did not need an opinion on that topic because the law is clear. Chuck: aye, Lundy: aye, Liz: aye, Bob D: nay, Ann: aye, Bob L: aye. The motion passed.

Liz moved that we pay **Thomas Quinn \$2,694.65** for services related to deed preparation and title work for the Jennifer Beck lot. Ann seconded. Chuck: aye, Lundy: aye, Bob L: aye, Liz: aye, Bob D: aye, Ann: aye. The motion passed.

From 7:30 to 7:58, we held a public hearing to present information about Piscataquog Land Conservancy's Nissitissit Headwaters Project in which the Commission is participating. At the hearing, Liz moved we pay **Piscataquog Land Conservancy \$74,300** to acquire a permanent executory interest for the town in parcel B-4-2, the Nissitissit Headwaters Conservation Land. Bob L. seconded. Chuck: aye, Lundy: aye, Bob L: aye, Liz: aye, Bob D: aye. The motion passed. See the hearing minutes later in this document for additional details of the hearing.

Liz moved we pay **Econo Signs \$242.35** for conservation land signs. Bob D seconded. Chuck: aye, Lundy: aye, Bob L: aye, Liz: aye, Bob D: aye. The motion passed.

Dane Rota (Mason Planning Board) spoke about the Master Plan (MP) and the results of the recent town survey. Dane offered some suggestions for the CC chapter of the MP:

1. Build on four bullet points in the Intro to tie into MP overall goals from the MP vision chapter.
2. Include some comments from the recent survey to support key points.
3. Take advantage of social media to help meet our goal of greater public engagement and education.
4. Consider implications of telecommunications infrastructure and road network goals on conservation objectives.

Dane offered a few additional suggestions about the chapter's organization. Liz will follow up.

Liz moved we pay **Monadnock Ledger-Transcript \$184.50** for the public notice for this meeting. Bob L. seconded. Chuck: aye, Bob L: aye, Lundy: aye, Liz: aye, Bob D: aye, Barbara: aye. The motion passed.

Bob L reports the intent-to-cut has been signed and submitted for B-17-1, so the project can proceed as soon as the logger is ready.

Discussed an email received from Neil Faim through the town web site expressing concern about motor vehicles on the RR Trail near Pratt Pond. Bob D will follow up.

Discussed the draft deed for parcel B-4-2 from PLC. Tom Jones already incorporated Liz's suggested changes to Sections 13 & 14 to indemnify the Town of Mason (executory interest holder) against liability. Agreed to send a copy to Tom Quinn for review.

Met with Craig Fifield to review plans to subdivide parcel D-38. The subdivision is in keeping with the terms of the Fifield easement and the bounds are well-marked so no issues are expected. Liz also notified LCHIP who responded saying they see no issues. Craig is requesting that the CC write a letter in support of a waiver for a precision survey, allowing the project to proceed using the existing easement bounds as a property line. Bob L pointed out that the easement survey precision is typical for Mason. Bob D noted that the current surveyed bounds have served to mark the easement boundary up till now so that seems sufficient for the future too given that the CC's interest is in protecting the easment.

Bob D moved we authorize Crafts Appraisal Service to prepare an updated appraisal for parcel B-4-2 at a cost of \$1,600. Liz seconded. Chuck: aye, Bob L: aye, Lundy: aye, Liz: aye, Bob D: aye, Barbara: recused herself. The motion passed.

Re. damage to the field at the overlook on Greenville Rd. We received an estimate to repair the damage from Dave Baker for \$425. Bob D moved that we authorize Dave to proceed with repairs at the quoted price. Liz seconded. Chuck: aye, Bob L: aye, Lundy: aye, Liz: aye, Bob D: aye, Barbara: aye. The motion passed.

Discussed flood damage to the RR Trail south of Depot Rd. It appears a beaver dam failed causing the flood. It's possible that Dave Morrison and the road crew could repair the damage with permission of the BOS. Liz will draft a letter to the BOS articulating our request. Bob D asked if town insurance might help with the cost. Pete McGinnity said he'll look into it.

Discussed results of recent water test at Old Ashby Rd. Radon is 40X higher than recommended. Bob D said that's it really up to the CC to decide whether to proceed with remediation and recommended we proceed. The group agreed. Bob D volunteered to research contractors for this work, and also for air radon testing and remediation.

Liz moved we adjourn. Bob D seconded. Chuck: aye, Bob L: aye, Lundy: aye, Liz: aye, Bob D: aye. Meeting adjourned.

Minutes of the Public Hearing on Mason CC acquiring an executory interest in B-4-2, Nissitissit Headwaters, from Piscataquog Land Conservancy (PLC).

Present at the hearing: CC members Bob Larochelle, Bob Dillberger, Chuck Andersen, Lundy Lewis, Liz Fletcher; CC alternate members Ann Moser, Rob Doyle, Chris Pratka, Matt Robinson-Liu. Members of the public present: Dane Rota (Planning Board) Neil Afran, abutter on Abbott Hill Road, Tom Jones, PLC Land Protection Specialist, and Garth Fletcher of Marcel Road.

Liz Fletcher convened the hearing at 7:30, introducing Bob Dillberger who presented an overview of the project.

After the presentation, Bob asked for questions. Neil Afran asked where parking would be located on the property. Tom said there are potential sites such as former logging yards accessed from Abbott Hill Road. At present there's a small parking area near the pond. Neil also asked if horses would be allowed, and cross-country skiing. Tom replied that cross-country skiing is allowed in the deed, along with hunting, fishing, and hiking. Horseback riding can be allowed on designated trails as PLC does with their other properties.

Rob Doyle asked who would raise the \$20,000 remaining in the project budget? Tom replied that PLC would raise these funds. \$11,000 is related to costs that would come after the closing such as signage and a forestry management plan. For the remainder, PLC has reached out to their members and project neighbors, and received substantial contributions.

Rob also asked about signage at the pond, prohibiting use lead sinkers and asking that watercraft be checked for milfoil. Tom replied that the kiosk at the parking would specify all this. Rob asked if mountain biking would be allowed. Tom said PLC allows it on designated trails.

Tom agreed that he would add to the deed horseback riding and mountain biking on designated trails. He is also adding the town of Mason to the deed as an indemnified party in sections 13 General Disclaimer and 14 Environmental Warranty, along with LCHIP and NHDES.

Garth Fletcher remarked that the executory interest appears to be a great bargain, making it possible to protect so many acres at less cost per acre than he'd paid in 1970.

Liz remarked that executory interest is a real benefit to the town, to have the capability of conservation control without management responsibilities.

Liz moved we pay Piscataquog Land Conservancy \$74,300 to acquire a permanent executory interest for the town in parcel B-4-2, the Nissitissit Headwaters Conservation Land. Bob L. seconded. Chuck: aye, Lundy: aye, Bob L: aye, Liz: aye, Bob D: aye. The motion passed.

Liz thanked everyone for coming and closed the hearing at 7:58 pm.

Action Items

See relevant minutes for more information about these items.

<i>Added</i>	<i>Done</i>	<i>Who</i>	<i>Item</i>
Jan 2020		Bob D.	Draft checklist of conditions to monitor for Fifield easement.
Feb 2020		Chuck	Review Rail Trail signs w.r.t. to new OPDMD policy.
		Chuck	Investigate sources of sugar maples for Greenville Rd.
Mar 2020	Mar 2020	Bob L	Bring easel for public hearing on April 8.
	Mar 2020	Bob D	Respond to Trish Pina's email
	Mar 2020	Liz	Respond to Rob Doyle's email
		Bob L	Investigate questions related to trails committee membership.
Apr 2020		Bob D	Follow up on email from Neil Faim.
		Liz	Send PLC deed for B-4-2 to Tom Quinn for review.
		Liz	Follow up with Dane Rota about suggestions for MP chapter.
		Bob L & Liz	Write support letters for Craig Fifield easement subdivision.
		Liz	Draft letter to BOS asking permission to hire road crew for RR Trail repair.
		Bob D	Investigate contracts for radon remediation at Old Ashby Rd.